

# Capstone Kirkland Mixed Use

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## Pre-Design Conference - Revised

Time/Date: 11:00 AM; September 26, 2006

Location: Kirkland City Hall

Focus: Fire, Building, Public Works, Planning

Attending	Representing	Phone #	Email
Terry Rennaker	Capstone Partners	(206) 389-1549	<a href="mailto:trennaker@capstone-partners.com">trennaker@capstone-partners.com</a>
Kirk Johnson	Capstone Partners	(206) 389-1527	<a href="mailto:kjohnson@capstone-partners.com">kjohnson@capstone-partners.com</a>
Marilyn Dillard	Property Owner		
Tom Radford	City of Kirkland	(425) 587-3600	<a href="mailto:tradford@ci.kirkland.wa.us">tradford@ci.kirkland.wa.us</a>
Rob Jammerman	City of Kirkland	(425) 587-3845	<a href="mailto:rjammer@ci.kirkland.wa.us">rjammer@ci.kirkland.wa.us</a>
Angela Ruggeri	City of Kirkland	(425) 587-3256	<a href="mailto:aruggeri@ci.kirkland.wa.us">aruggeri@ci.kirkland.wa.us</a>
Jeremy McMahan	City of Kirkland	(425) 587-3229	<a href="mailto:jmcmahan@ci.kirkland.wa.us">jmcmahan@ci.kirkland.wa.us</a>
Ellen Miller-Wolfe	City of Kirkland	(425) 587-3014	<a href="mailto:emwolfe@ci.kirkland.wa.us">emwolfe@ci.kirkland.wa.us</a>
Mark Simpson	Bumgardner	(206) 223-1361	<a href="mailto:marks@bumgardner.biz">marks@bumgardner.biz</a>
Joshua MacTaggart	Bumgardner	(206) 223-1361	<a href="mailto:joshuam@bumgardner.biz">joshuam@bumgardner.biz</a>

*Notes were taken by Joshua MacTaggart. Notify Josh immediately of any omissions or corrections.*

*Cc: all above, and*

Grace Allen Steuart	City of Kirkland	(425) 587-3650	<a href="mailto:gsteuart@ci.kirkland.wa.us">gsteuart@ci.kirkland.wa.us</a>
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**Kirkland Project:** PRE06-00082

**Project Address:** 113 3<sup>rd</sup> Street

**Project Scope:** A mixed use development with approximately 100 residential units above 30,000SF-40,000SF of ground level retail with two levels of below grade parking. Construction will be either IBC Type IB or Type VA for the residential levels over Type IA retail and parking garage

### Concept/Circulation Plans

- Mark presented concept level plans.
- Parking entrances for the Retail and Residential will be one entrance from either the east end of Park Lane or Main Street adjacent to the Banner Bank parking strip. Due to limited alley frontage, there is not space to provide the parking entrance off the alley.
- The retail truck loading dock is off the alley at the east end.
- Due to limited alley frontage, trucks must access westbound through the alley, thus requiring a left turn from 3<sup>rd</sup> Street and a left turn onto Main Street.

### Fire

- Tom presented and distributed the Fire Department Conditions, dated 9/26/06.
- The current 16' alley does not meet the required fire truck access width of 20'. An 800 mHz antenna will be required.
- An additional fire hydrant will be required along Main Street close to the alley.

### Building

- Tom presented and distributed the Building Department conditions, dated 9/21/06.
- Tom confirmed that garage exhaust is allowed to terminate at grade with garage air discharge into the right-of-way. This discharge may be allowed if it complies with IMC 501.2 and the location is approved by Public Works Department.
- Garage exhaust noise will be addressed by the Planning Department.

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- Supply air may be pulled down to lower levels of the garage via ramps with appropriate engineering design.
- The proposed building is 4 floors of R-2 Use in a Type-VA construction over Type-IA street level retail. The building will be fully sprinkled with a system in accordance with Section 903.3.1.1 of the 2003 IBC. Section 503, Table 503 in the 2003 IBC allows the R-2 Use to be 3 stories with a maximum building height of 50' in Type-VA construction. Section 504.2 states, "Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum height is increased by 20 feet (6090 mm) and the maximum number of stories is increased by one story." Section 508.2 allows a building to be separated as two distinct buildings when the lower levels are of Type-IA construction and of Group S-2, or M Use, and the Upper levels are of Group R Use. Tom stated that Kirkland's current interpretation of Section 508.2 does not allow the height increase provided by Section 504.2 thus resulting in a maximum height for the overall building of 50' per Table 503.

<u>Action:</u>	<u>Due Date:</u>
Bumgardner to verify above IBC interpretation with Tom	Friday, September 29th

<u>Update:</u>	<u>Date:</u>
<u>Tom has indicated that 'the building Division will entertain an alternative design request per KMC 21.06.190 (IBC 104.11). The 2006 IBC, If approved by Washington State without amendments, new section 509.2 #5 will change from "Table 503" to "Section 503" Additional height will be allowed.'</u>	<u>Monday, October 2nd</u>

## Public Works

- Rob reviewed and distributed Public Works Conditions, dated 9/25/06.

## Streets and Street Improvements

### Alley:

- The Hotel property constricting the east end of the alley has been dedicated to the City.
- Rob proposed that Capstone consider having the Banner Bank parking strip move south and the alley move north. This requires an Alley Vacation process and would create a jog in the alley.
- Capstone indicated that moving this will not be of benefit to the project and would incur project delays. The City will lead the effort.
- The alley is required to be one-way eastbound as a condition of the Hotel project.
- This concept has an island along 3<sup>rd</sup> Street that does not accommodate a left turn into the alley.
- This makes the truck circulation unworkable for retail loading unless the radius for a right turn from 3<sup>rd</sup> Street is possible.
- Rob proposed that Capstone consider a 6'-8' alley dedication to make the alley two-way.

### Park Lane:

- Rob conveyed that Park Lane is to be made one-way eastbound to accommodate a large pedestrian crossing at the 3<sup>rd</sup> Street.

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- Capstone indicated that Park Lane does not work well for a retailer if it is one-way, this may be a deal killer for the project.
- The downtown strategic plan calls for Park Lane to be two-way between Main Street and 3<sup>rd</sup> Street.

## Sidewalks:

- Sidewalks are minimum 10' and will require an easement if the minimum requirement is not met in the right-of-way.
- Rob indicated that the city would be open to moving the south curb line along Park Lane into the right-of-way if we can prove that it works.

<i><b>Action:</b></i>	<i><b>Due Date:</b></i>
<b>Rob</b> to: <ul style="list-style-type: none"><li>▪ Organize a meeting with Ray Steiger to discuss roads and Sound Transit</li><li>▪ Verify whether or not a 65' truck turning radius can work from 3<sup>rd</sup> Street into the alley</li></ul>	Prior to October 3rd Next Week
<u><i>Capstone to have a traffic engineer study the truck turning radius at 3<sup>rd</sup> Street and the alley</i></u>	<u><i>Ongoing</i></u>

## Utilities

- A new 8" water main will need to be installed along the western half of the alley and along the Main Street frontage to service the project.
- An overlay of the street will be required, may only be half.
- Project must provide separate water meters for each retail tenant and the residential component.
- Currently no detention is required; however 2005 DOE will be adopted in 2007 and may require detention.
- To vest with current code, a complete building permit application must be submitted.

<i><b>Action:</b></i>	<i><b>Due Date:</b></i>
<b>Rob</b> to verify if 2005 DOE will require detention	Next Week

<i><b>Update:</b></i>	<i><b>Date:</b></i>
<u><i>Rob has verified that detention will not be required on this site under the 2005 DOE</i></u>	<u><i>Monday, October 2nd</i></u>

## Planning

- Angela reviewed and distributed the Zoning Worksheet, dated 9/26/06.

## Parking:

- Code requires 1.7 stalls/unit.
- A modification reduction sought to reduce this to 1 stall per bedroom has been allowed for other projects; this requires analysis by a consultant.
- Shared parking is allowed.
- Capstone will not provide public parking but will consider the notion if the City will pay for it.
- Location of Parking Entrances will be governed by the DRB and Public Works.

## Height:

- Height guidelines in the downtown plan supersede exceptions in the zoning code; rooftop appurtenances may not project beyond the maximum height allowed, or must be contained within

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allowed 4' additional height for parapets (KZC 50.62.4.a) or 8' additional height for peaked roofs of slope greater than 4:12 (KZC 50.62.4.b).

- Superior retail is required in to achieve a 5<sup>th</sup> floor.

## Design Review Board (DRB):

- The first meeting with the DRB will not be publicly noticed and will provide the opportunity to discuss superior retail to get a sense of whether or not it will be achievable for this project.
- 2-3 publicly noticed follow up meetings are to be expected.
- DRB Meetings are held on the first Monday of each month. A one month scheduling lead time is suggested.

<i><b>Action:</b></i>	<i><b>Due Date:</b></i>
<b>Angela</b> to forward a copy of the Hotel conceptual design conference packet to Bumgardner	Next Week
<b>Bumgardner</b> to obtain a copy of the Hotel Plans, Elevations and Survey from the Kirkland Building Department	Next Week

END MEETING NOTES